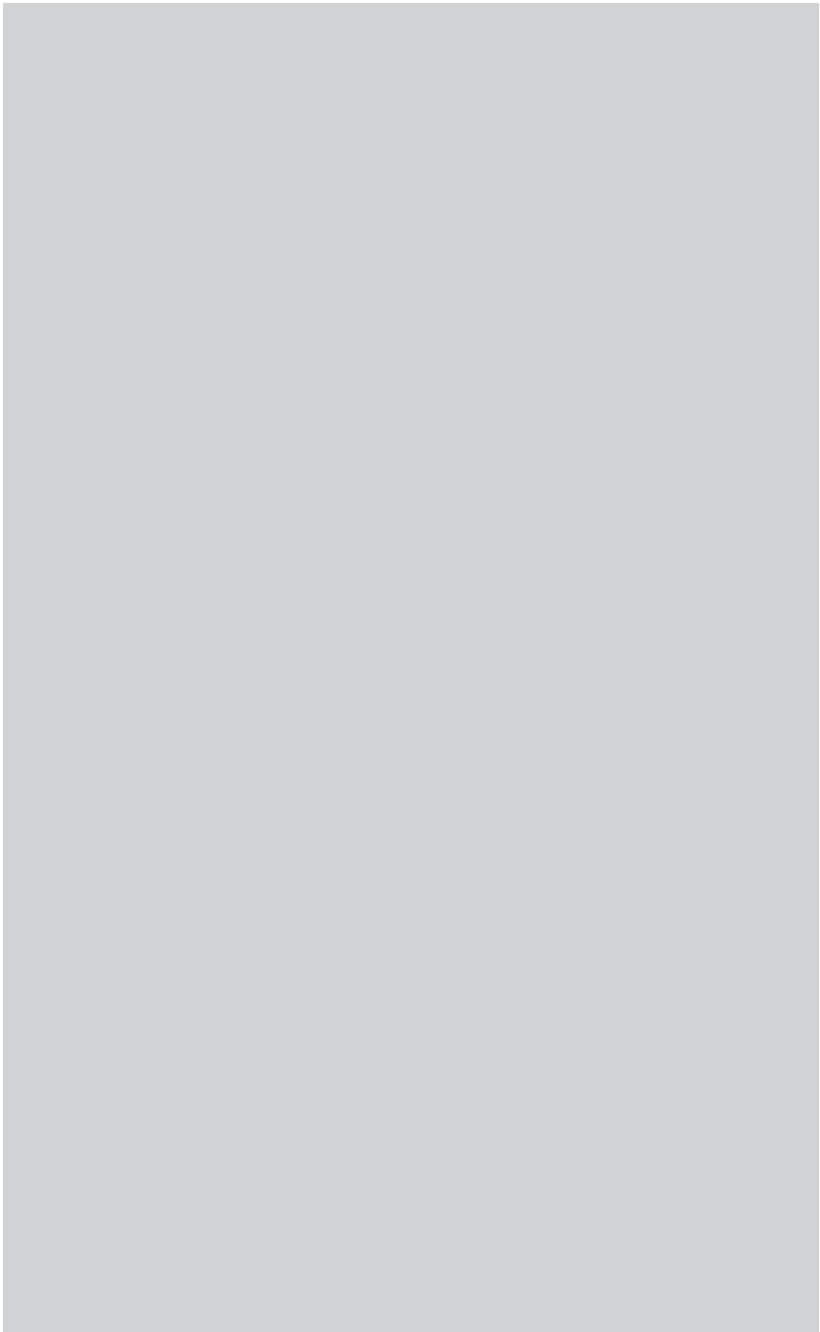




3.0 LAND USE & CIRCULATION



3.0 Land Use and Circulation



3.1 Land Use Element

The Land Use Element presented here promotes a balanced and functional mix of land uses consistent with the State Development and Redevelopment Plan (SDRP), the Principles of Smart Growth, and the community values interpreted from community charrettes and public meetings. The Technical Memoranda (September 2007) provided a discussion of existing land use patterns, constraints, and opportunities; identified existing facilities; their condition and reuse potential; and identified specific resources worthy of preservation or enhancement, such as natural resources including wetlands. The layout of land uses builds on our previous analysis and is based on land use issues identified in the analysis process, as well as constraints and opportunities.

The Land Use groups that are illustrated on figure (page 3-5) are organized by: Low Density Residential; Medium Density Residential; Mixed/Multi-Use; Commercial, Lodging; Office/R&D; Institutional; and Open Space. The organization of these planned uses was determined by a multitude of factors

including data obtained through public outreach, stakeholder interviews, existing conditions research, applicable policies, market demand and feasibility, and consideration for the surrounding use patterns. The Land Use map provides a general overview of planned uses; however, the Plan as a whole illustrates more in-depth detail on planned uses and designations. Although some detail regarding planned uses is provided in the following discussions, this Land Use Element is intended to provide a more general overview of the Plan’s flexibility. Additional detail such as specific uses and development intensities is provided in the Plan and Key Area Plans discussion presented in Chapter 4.

The land use patterns laid out in the Plan are intended to guide future growth and development of the Reuse Area. As such, land use areas, extents, and intensities are identified but remain flexible. The Land Use Plan anticipates a phased redevelopment over the next 20 years to 2028. Thus two Plans are presented: a 10-year Plan and a 20-year Plan. Applicable policy conformance and recommendations are discussed separately, in Chapter 9: Zoning and Land Use Implications.

3.2 Existing Land Uses

For ease of discussion purposes, land use summaries are organized by Reuse Area, based on the municipal boundaries.

Tinton Falls Reuse Area

The Tinton Falls Reuse Area covers the properties extending from the western-most border of Fort Monmouth to Hope Road. The Reuse Plan for this node envisions a Mixed-Use, High-tech Business Center with a multi-use town center containing store-front retail with the potential for mixed-income housing or professional offices above, institutional uses such as a library, and professional office space. The main corridor of the area extends from the existing Tinton Falls Municipal Complex. Additional civic uses are focused on education and development and include reuse of the existing child development center, teen center, and community center and pool. Open space amenities define the areas and are interspersed throughout in the form of a civic green, small neighborhood parks, connecting trails, and a central park with active recreation linked to the Fort-wide Blue-Greenbelt.

Residential

The Residential component of the Land Use Plan takes advantage of the valuable historic housing units already existing on the base and plans for the reuse of the 22 unit Hemphill Housing units located along Hope Road. The entire northeast corner of the Tinton Falls Reuse Area along Tinton Avenue is planned for mixed income residential use, with a mixture of low and medium density housing. These units are envisioned to become a part of a larger residential area, containing low and medium density units in the form of garden apartments, townhouses, and detached residences. This area was historically a residential zone at Fort Monmouth; however, all of the units have already been removed with the exception of the Hemphill housing along Hope Road.

Moving northwest of this area, a series of large lot detached housing units are planned along the south side of Tinton Avenue, within Tinton Falls. Given the scenic nature of Tinton Avenue, a 30 foot landscape buffer is recommended between the roadway and proposed development. The area of housing units between these two residential sections provides a mix of small lot detached housing, townhouse/ rowhouses, and garden apartments. Providing residential units at a slightly higher density in these areas would allow for a more cost effective means of providing mixed-income housing units, introducing housing opportunities to a wide range of income levels. The 22 existing detached housing units, Hemphill Housing, located along Hope Road would be preserved due to their historic preservation value and

marketability in the current housing market. A total of 288 residential units are planned for the Tinton Falls Reuse Area of what is now Fort Monmouth.

A notable feature of the Residential pockets in this area is the presence of small community parks interspersed throughout. At the center of the residential neighborhood is a central park with a community center and active recreation amenities. As identified later in this Plan, trails and pathways also encircle the area, promoting an active lifestyle and alternative transportation modes. Additionally, residential areas are co-located with employment centers and services as appropriate to encourage a sustainable live-work-play environment.

Institutional/Civic Use

Several municipal facilities are dispersed throughout the Tinton Falls Reuse Area. These functions include the previously mentioned child and teen development facilities (converted to a community recreation center), as well as the library located in proximity to the Municipal Complex and mixed-use Town Center. The fire training facility located in the southeastern corner of the Tinton Falls Reuse Area is also a proposed Institutional Use. The existing fire station would also be reused.

An area of civic uses, classified as Institutional on the Land Use Plan, is situated to the south of the residential zone near the existing Hope Road gate. The area identified for these civic uses includes the existing community center, child development center, and pool and teen center. This use is appropriately positioned in an easily accessible location, as entrance to the area would be more readily accessible once the dead end roadways are extended and security gates removed in 2011 (or earlier depending on phasing).

The existing fire and police training center is planned for reuse by the local academies. FMERPA's Emergency Services Advisory Committee has determined that the reuse of these facilities is appropriate to provide equipment and technology not currently available to them. The training facilities would allow not only the Tinton Falls emergency services branch to train here but would be shared amongst the other municipalities in the area, the County, and the State.

Mixed/Multi-Use

A mixed-use retail center is planned for the northwest corner of the Tinton Falls Reuse Area. This area is intended to become a Neighborhood Retail Center that includes neighborhood convenience, food and beverage, and specialty retail totaling (80,000 square feet) and a 27,000 square foot municipal library.

Consideration of 2 to 3 story residential development and/or professional office space above ground floor retail warrants additional consideration as the Plan develops. This area containing some civic uses is appropriately located adjacent to and east of the existing Tinton Falls Municipal Complex.

Office/High Tech Research and Development

A mixed-use business campus is proposed for the central portion of the Tinton Falls Reuse Area. The business campus is centered around the reuse of the Myer Center, currently an expansive 670,000 square foot building. The majority of the business center development would occur within the first ten (10) year development phase and would include Fabrication Shops, Administrative Offices, a Data Recovery Center (Myer Center), Testing Labs, and Research and Development Testing and Evaluation facilities. The second phase of development adds additional Class A Office/Research and Development facilities. A total of approximately 839,000 square feet of commercial, R&D space is proposed in Tinton Falls.

Open Space/Recreation

Expansive, interconnected open spaces create a parks framework for the Tinton Falls Reuse Area. Much of the open space areas are characterized by natural resources such as wetlands and forests. The open space system is intended to establish wetland buffers and provide continuous interconnected habitat corridors. Additional areas, primarily located along the wetlands corridor, north of the railroad tracks, are planned for reforestation.

In addition, small community parks are interspersed and Blue-Greenbelt trails meander throughout the development. A continuous linear perimeter park is proposed to provide a multi-purpose trail around the Reuse Area. There are approximately 99 total acres of open space within the Tinton Falls Reuse Area. A 12 acre community park containing a community Field House and ballfields is planned in the area buffering the residential area from the office complex.

A 2.5-acre neighborhood green is proposed at the center of the retail center. The green would serve as a passive recreation area and may host events in a bandshell or support a flexible program of markets, festivals, and art exhibits.

Because of the importance of and emphasis placed on the need for preservation and improvement of Open Space areas, a Recreation Plan, which identifies active and passive recreational areas as well as trail and pathway connections has been developed and follows the Land Use Plans.

Eatontown (Charles Wood) Reuse Area

The Eatontown (Charles Wood) Reuse Area is divided into two development areas, the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post Area. The Suneagles Golf Course encompasses the majority of the western development area, with the existing Howard Commons housing area covering the remaining portion. The Suneagles Golf Course is envisioned to remain as a golf course in perpetuity with a potential conference center and resort-style lodging. Although the existing units in the Howard Commons area are not deemed appropriate for reuse, this area is a suitable area for mixed-income housing.

Residential (Medium Density)

Although the former Howard Commons area currently contains housing units, the research and analysis conducted as part of this planning effort determined that reuse of these units is not feasible for a variety of building code and non-market responsive reasons. However, it was determined that this area is ideal for mixed-income housing that would help meet New Jersey Council on Affordable Housing (COAH) requirements. Based on these requirements, a minimum of 20% of the housing units are to be set aside for affordable residences. A total of 275 apartments and townhouses are proposed for this residential development component on Pinebrook Road. In addition, 302 new apartments are proposed adjacent to the Route 35 Lifestyle Center. A total of 577 residential units are planned for the Eatontown Redevelopment Area. Additional detail on this Key Area is provided in Chapter 4: Key Area Site Plans. It is anticipated that the Pinebrook residential development would occur in Phase 1 of the development process, with Route 35 residences developed in Phase 2.

Lodging

The second housing component, in the format of lodging, planned in the Eatontown (Charles Wood) Reuse Area is located in the central portion of the Suneagles Golf Course (proposed to remain a golf course accessible to veterans and the public). These units include townhouse/rowhouse style units (existing Megill housing) as part of an upscale conference hotel. Eighteen of the Megill units are intended to serve corporate, longer stay clientele that are making use of the conference center or visiting the area for business purposes. A number of existing units would require removal to provide ample space for a 150-room hotel development.

Institutional/Civic Use

The Institutional use of this area includes the reuse of Gibbs Halls and its outlying facilities. Gibbs Hall would house

the golf clubhouse, lockers, pro-shop, restaurant and grill, administrative offices, and potentially be reused as a venue for catering of special events. The area would continue to provide restaurant service; however, the major change would be opening the Suneagles Golf Course to the public.

Commercial

A small commercial development in the form of a 12,530 square foot convenience retail facility is planned at the intersection of Hope and Pinebrook Road. This convenience retail is situated for easy access by the nearby mixed-income residential community in the former Howard Commons apartments location.

Open Space/Recreation

A large portion of the Eatontown (Charles Wood) Reuse Area is characterized by Open Space and Recreation. The existing Suneagles Golf Course would be opened up to the public; however, it would likely be privately-owned and run in conjunction with the hotel and conference center. As discussed later in this Plan, an easement requiring the continued protection of the area and continuation of the golf course use is recommended. Several linear community parks intersect the residential areas. Although public, they are intended to serve the new residential units with passive recreational space, promoting an active lifestyle and an opportunity to appreciate the natural environment. Additionally, trails extend along the rail line right-of-way, providing greenway connections between the development nodes within the Tinton Falls Reuse Area. A total of 314 acres of public open space is proposed in Eatontown, including the golf course.

Eatontown (Main Post) Reuse Area

The Eatontown (Main Post) Reuse Area contains a variety of development nodes, including a Lifestyle/Town Center with an Incubator office node to the north and Consultant Row to its south, a Municipal Complex, and a Recreation/Civic Use area. A special feature of note in this area is the presence and reuse of geothermal well fields. The proposed Town Center is centered around the well fields, which would be reused for their current purpose as well as remain as an open green space free of built structures, providing both active and passive recreational opportunities.

Commercial

Approximately 345,000 square feet of commercial incubator business and consultant’s row space is proposed on the former Main Post portion of the base. The multi-facility commercial development fronting Route 35 is situated to transform this area into a new Eatontown Town Center and gateway to the

Fort Monmouth Reuse Area. A Lifestyle Town Center along this main corridor would be served by a jitney bus transfer stop, providing access to all points throughout the Fort Monmouth Reuse Area. The 150,000 square foot Lifestyle Town Center may be developed within the first phase of development, and is anticipated to act as an initial economic stimulant for other components of the Plan to come later in the phasing process

Additional commercial uses located further to the northeast include a theater and bowling center. The existing auditorium (Building 1215) would be reused as a community theater. The new bowling center would also take advantage of the existing facility; however, renovations and improvements would likely be required to meet current market expectations.

Residential

Medium density apartments are planned for the area immediately east of the Lifestyle Town Center. These residential units would afford the benefit of being centered around a large open space area, where the geothermal well fields exist. The 302 units are projected to be developed in the second phase of the Plan, after the economic vitality of the area has had an opportunity to mature and historic housing has been absorbed by the marketplace.

Office

The Office space planned in the central portion of the Eatontown (Main Post) Reuse Area is intended to be used for Incubator and Professional Services space and also as a component for high-tech communications companies. Incubator space provides superior flexibility and connectivity for new businesses in a shared facility. As such, this incubator space is provided with the intent of inviting new innovative, start-up, businesses that do not need large facilities such as that provided at the Myers Center.

Institutional/Civic Use

There is one Institutional use area identified within the Eatontown (Main Post) Reuse Area. This includes the 52,000 square foot Mallette Hall and the amphitheater for use as a new Municipal Complex. The Eatontown Borough government offices have proposed to relocate to this space and thereby reestablish themselves in a new location amidst expansive green space and mixed-uses.

Open Space/Recreation

Open space areas, with both existing forested areas and areas identified for reforestation, outline the perimeter of the Eatontown (Main Post) Reuse Area. The eastern portion of the Eatontown (Main Post) Reuse Area is covered by an expanse of open space, with recreational ballfields in the center. Four

ballfields are identified in the Recreation Plan. A total of 125 acres of Blue-Greenbelt parks space are planned for the Eatontown (Main Post) Reuse Area. As previously identified, an expanse of green space on top of the geothermal well fields would be preserved in the center of the Lifestyle Center. Open space areas that are not proposed for active recreational purposes would be reforested as appropriate. Reforestation would allow for the connection of potential wildlife habitat, reinforcing the goal for creating an ecologically productive area.

Oceanport Reuse Area

The three major nodes proposed within the Oceanport Reuse Area include a High Tech/Green Industry Cluster, Education/Medical Campus, and Oceanport Neighborhood Center. In addition, a boutique hotel and spa and historic housing area provide two additional character areas. Expansive green space is provided in the center of the Oceanport Reuse Area, where the Parade Ground is to be preserved.

Residential

There are three residential zones planned for the Oceanport Reuse Area. Located to the northeast of Oceanport Avenue are approximately 400 for rent and for sale apartments, just outside of the floodplain and Coastal Area Facility Review Act (CAFRA) required buffers. This medium density residential neighborhood located between Parker’s Creek and Oceanport Creek would add vitality to the traditional multi-use main street proposed along Oceanport Avenue. This residential component of the Plan is not expected to be developed until the second phase of the Plan.

A mixed-use area is planned immediately to the west of this residential area, on the west side of which is a medium-density residential district. This district is centered on the valuable historic housing that currently exists at Fort Monmouth. The remainder of the historic housing that flanks the Parade Ground includes single-family housing units at a lower density, also designated to continue as a low density residential area lining the Parade Ground.

Finally, the southern portion of the Oceanport Reuse Area, along Main Street, includes a neighborhood of apartments, townhouses and small lot detached residences. A Residential zone in this area provides an appropriate transition with the existing housing outside of the Fort’s gates along Main Street. This Residential area would benefit from the education and medical campus planned for the area. A total of 740 Residential units are planned for the Oceanport Reuse Area.

Mixed-Use/Multi-Use

The stretch of the Oceanport Avenue corridor that extends through the Reuse Area is identified for mixed-use development that could provide services and amenities to the residential developments on either side and the greater community. As shown in the Plan, the Oceanport Neighborhood Center is located amidst the residential development and overlooking the Parade Grounds to the southwest.

Institutional/Civic Use

Several institutional use zones are dispersed throughout the Oceanport Reuse Area. Institutional uses may include a school (educational), institutional, and administrative uses. Three of the buildings located around Barkers Circle, some currently being used as office space, are also identified as Institutional (administrative) space. As noted on the Plan, the Barkers Circle area is designated as a potential Oceanport Municipal Complex and apartments.

The existing museum and library are preserved, with the library continuing to serve in its current function. In addition to its continued use as a museum, many reuse opportunities present themselves. The existing museum is the original base theater and has the potential to be transformed back into a theater and venue for local theatrical arts or alternatively reused as an art gallery where local artists could exhibit their works.

As a result of the BRAC early land transfer process, the Federal Emergency Management Agency (FEMA) would be taking over Russel Hall, currently serving as the Garrison headquarters. This area is represented on the Land Use map and Plan in blue with the facility itself as well as approximately 8 acres of the Parade Ground being transferred to FEMA.

The westernmost area of the Parade Ground is also designated for Institutional use, with the existing chapel and associated facilities expected to remain. Additional Institutional areas and facilities planned include a medical/educational complex, and several smaller buildings such as Armstrong and Squire Halls, providing potential educational reuse opportunities.

Commercial

There are three areas/facilities identified for Commercial use in the Oceanport Reuse Area. These include existing

facilities whose use would remain, the bowling alley, fitness center, and commissary (grocery store). Oceanport Avenue would also be redeveloped as a traditional Main Street with multiple uses including conveniences and specialty retail, food and beverage amenities, and professional offices, with residential units above.

Lodging

The 20 year Land Use Plan identifies an area along Parker’s Creek for development of Lodging; a portion of which would provide medium-density housing in the short term (10-year Phase 1). This waterfront area has the potential to provide a serene setting for a boutique spa and hotel, consistent with the Lodging designation.

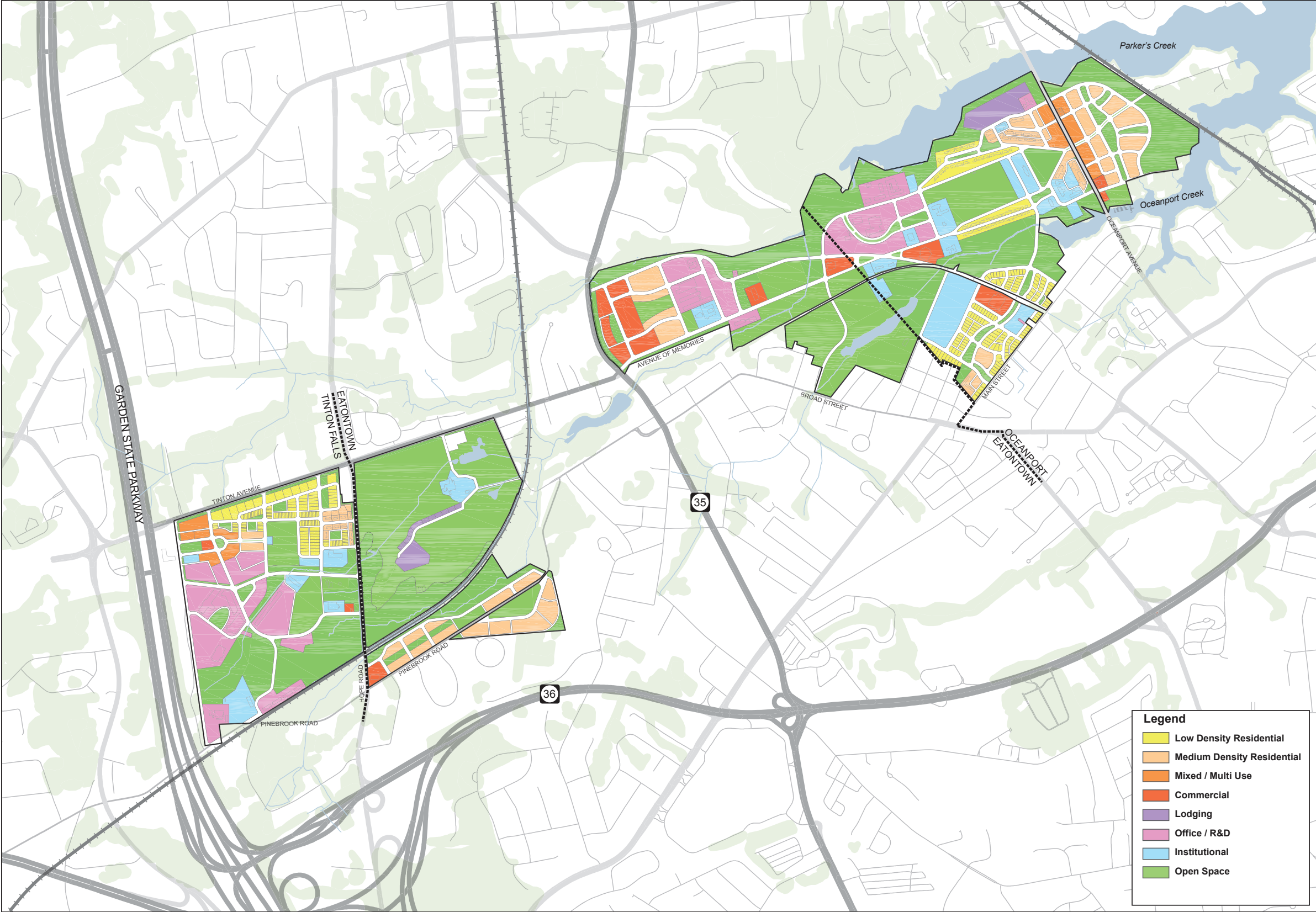
Office

The majority of the Office uses are located in the western portion of the Oceanport Reuse Area. A large 437,119 square foot high-technology office/R&D complex is designated to reuse some of the existing facilities as well as the development of new ones. The highly specialized equipment, including an anechoic chamber, makes the McAfee Center highly attractive for reuse by high-tech companies. Modern “flex” research and development office space would target Nano-Technology and Bio-Technology companies and emerging green industries.

Open Space/Recreation

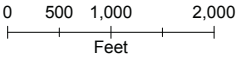
Much of the Open Space areas designated within the Oceanport Reuse Area includes already forested area along the perimeter of the site and along the waterfront. A notable Open Space area is the Parade Ground, which would be required to remain free of built structures as a result of its historic status. Approximately 229 acres of open space and greenbelt parks are distributed throughout the Oceanport Reuse Area.

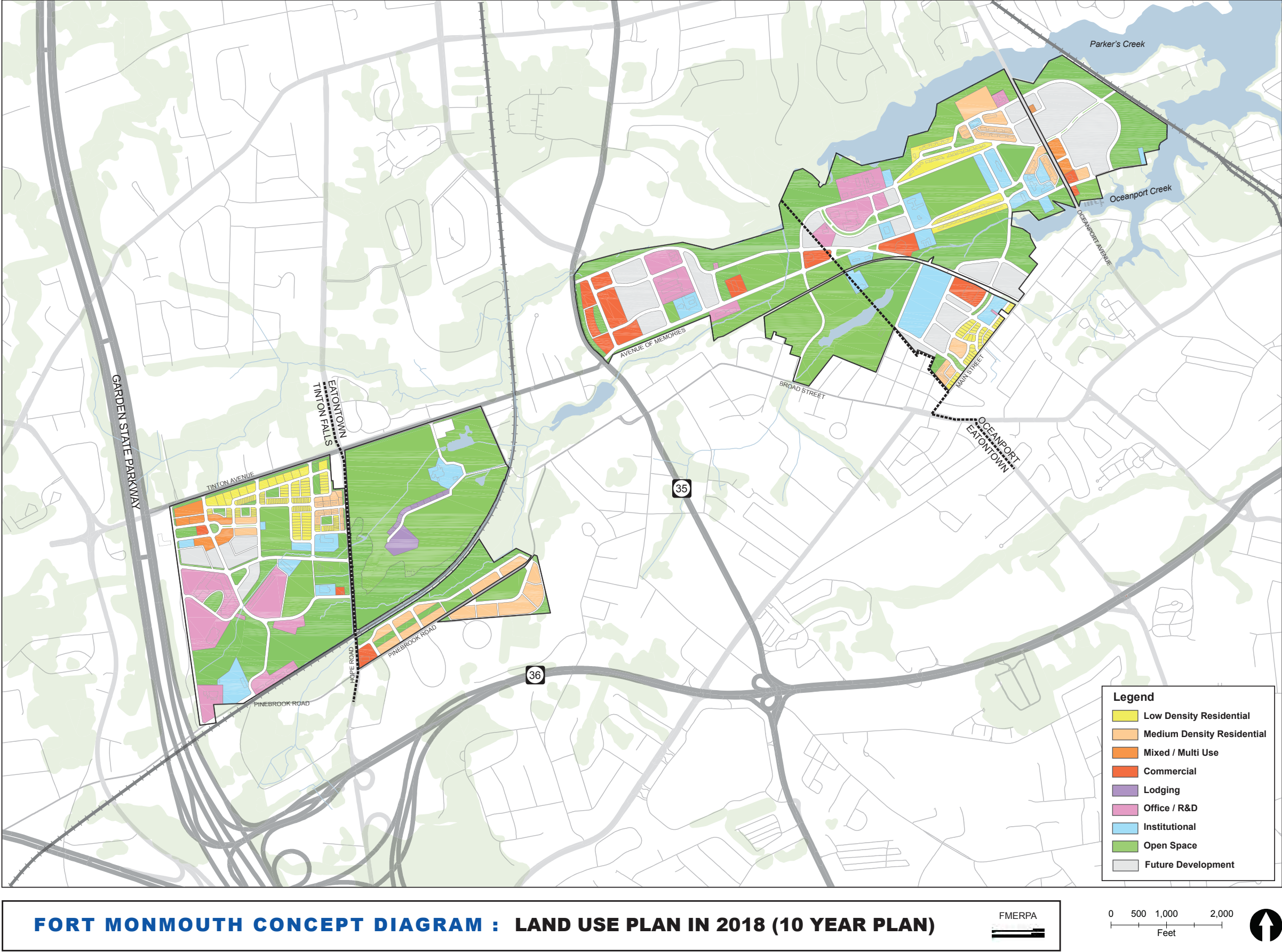
A special recreational opportunity is provided along the shores of the Oceanport Creek, a marina with a potential dining option. The existing marina is to be improved and expanded to provide greater public access to the water. A café/restaurant and pedestrian inviting esplanade are also proposed as part of the improvements. Additional detail on these improvements is provided in Chapter 4. Similarly a public esplanade is proposed adjacent to the Hotel Spa on Parker’s Creek.

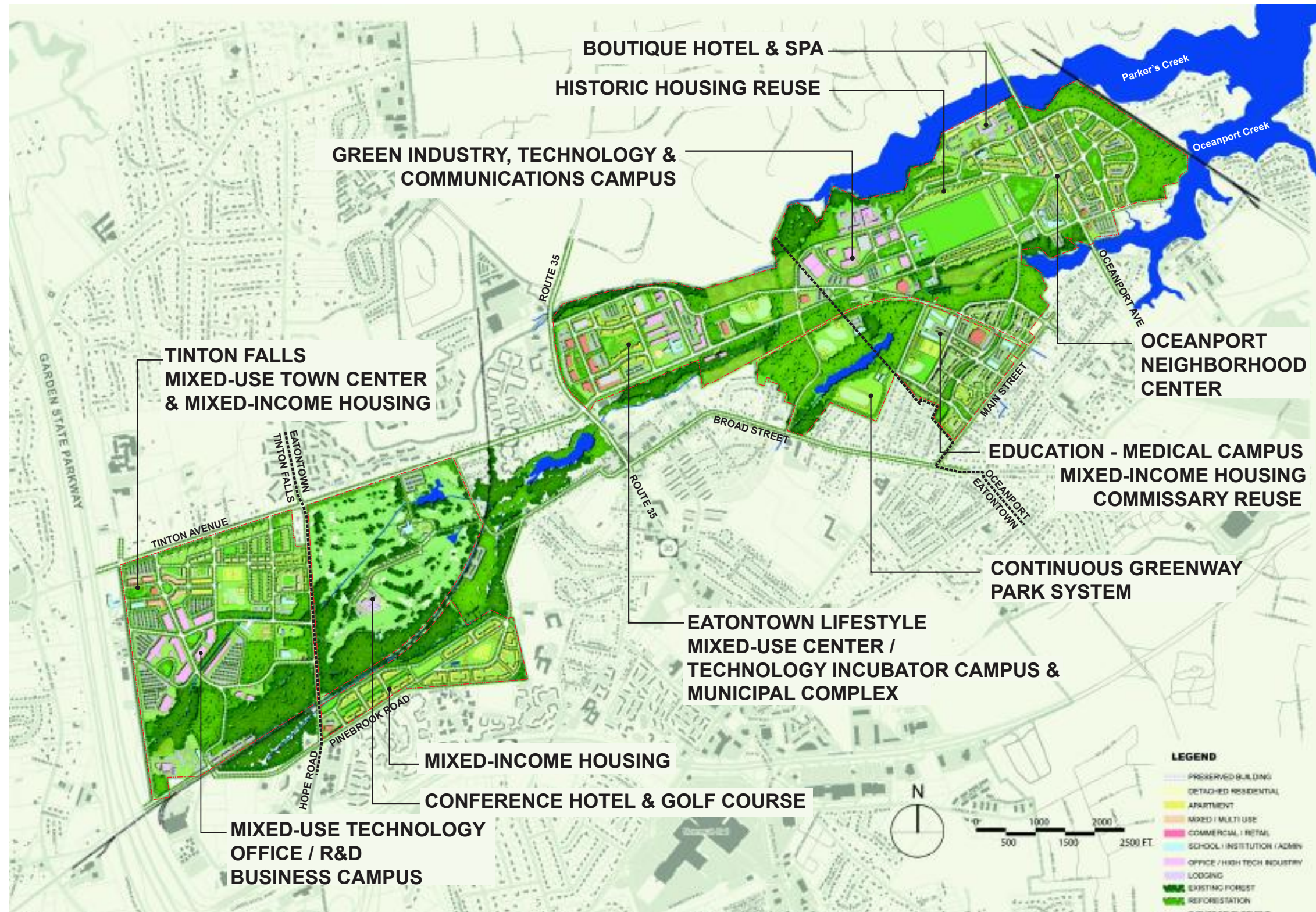


FORT MONMOUTH CONCEPT DIAGRAM : LAND USE PLAN IN 2028 (20 YEAR PLAN)

FMERPA

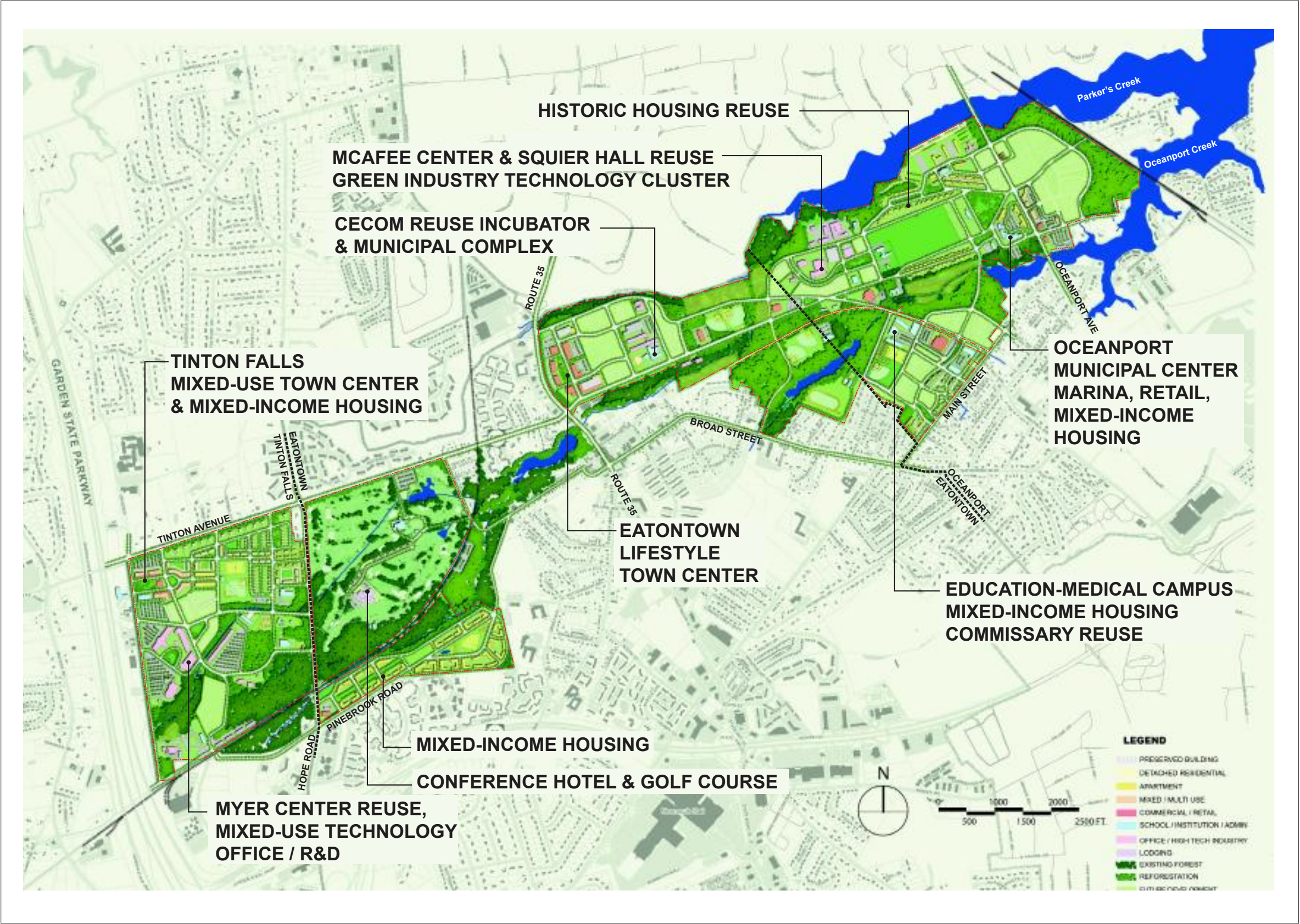






FORT MONMOUTH CONCEPT PLAN CONCEPT PLAN IN 2028 (20 - YEAR PLAN)

FMERPA
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FORT MONMOUTH CONCEPT PLAN CONCEPT PLAN IN 2018 (10 - YEAR PLAN)

FMRPA



Artistic Rendering of Tinton Falls Redevelopment Area

Artist: Thomas W. Schaller



Artistic Rendering of Eatontown Redevelopment Area

Artist: Thomas W. Schaller



Artistic Rendering of Oceanport Redevelopment Area

Artist: Thomas W. Schaller

Reuse & Redevelopment Program

Existing Building Number	DESCRIPTION	Interim Use (I); Permanent Reuse (P)	Tinton Falls 10 Year Plan	20 Year Plan	Eatontown 10 Year Plan	20 Year Plan	Oceanport 10 Year Plan	20 Year Plan	Total 10 Year Plan	20 Year Plan	Grand Total
OFFICE/RESEARCH AND DEVELOPMENT											
173-174	Lab Testing, Office	P					6,388		6,388	-	6,388
209	Allison Hall Office	P					36,665		36,665	-	36,665
281	Professional Office	P					2,544		2,544	-	2,544
283	Squier Hall Office/Education	P					76,538		76,538	-	76,538
286	Russel Hall Garrison Headquarters	P					76,978		76,978	-	76,978
289, 290, 291, 295	General Office	P					21,006		21,006	-	21,006
600	McAfee Center	P					97,000		97,000	-	97,000
1150, 1152	Vail Hall Communication Center	P			36,483				36,483	-	36,483
1208-1210	CECOM Incubator & Professional Office	P			138,050	207,072			138,050	207,072	345,122
2502-2507	Shops/Warehouses	I	42,752						42,752	-	42,752
2525	Administrative Offices	P	86,719						86,719	-	86,719
2539- 2540	Lab Testing Buildings	P	15,756						15,756	-	15,756
2700 Myers Center	Data Recovery Center _ Reconfigured Myer Cent	P	445,522						445,522	-	445,522
2705	Testing Lab	P	47,592						47,592	-	47,592
2707	RDT&E Lab	P	26,476						26,476	-	26,476
New	Technology Flex Office	P				140,000	50,000		50,000	140,000	190,000
New	Office/Research & Development	P		175,000			50,000		50,000	175,000	225,000
New	Green Industry Cluster	P					100,000	200,000	100,000	200,000	300,000
New	Medical Office Building	P					20,000		20,000	-	20,000
Subtotal Total Office/R&D Space			664,817	175,000	174,533	347,072	537,119	200,000	1,376,469	722,072	2,098,541
Total Offive/R&D Space by Municipality				839,817		521,605		737,119			
RETAIL											
114	Fitness Center	P					32,250		32,250	-	32,250
450	Public Marina	P					2,600		2,600	-	2,600
689	Bowling Alley	P			17,599				17,599	-	17,599
1007	Commissary Retail Center	P					53,700		53,700	-	53,700
2000	Gibbs Hall Suneagles Golf Club	P			37,125				37,125	-	37,125
2018	Suneagles Restaurant	P			3,205				3,205	-	3,205
2567	Gas Station	P	1,335						1,335	-	1,335
New	Neighborhood Convenience Retail	P	48,000	32,000	12,530		19,000	19,000	79,530	51,000	130,530
New	Lifestyle Town Center Retail	P			150,000				150,000	-	150,000
New	Waterfront Retail	P						9,000	-	9,000	9,000
New	Waterfront Boutique Hotel Retail	P						3,000	-	3,000	3,000
New	Spa	P						3,000	-	3,000	3,000
	Credit Union	P					5,000		5,000	-	5,000
Subtotal Retail Space			49,335	32,000	220,459	-	112,550	34,000	382,344	66,000	448,344
Total Retail Space by Municipality				81,335		220,459		146,550			
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)											
New	Conference Hotel	P			225,000				225,000	-	225,000
New	Conference Center	P			15,000				15,000	-	15,000
New	Waterfront Hotel	P						70,000	-	70,000	70,000
Total Hotel/Conference Center			-	-	240,000	-	-	70,000	240,000	70,000	310,000
RESIDENTIAL (assume 1,500 SF per unit)											
2231-2240,2260	Hemp Hill Housing	P	22						22	-	22
211-319	Russel/Allen Avenue Housing	P					32		32	-	32
234-258	Gosslin Housing	P					45		45	-	45
261-270, 328, 360	Russel/Carty Avenue Apartments	P					36		36	-	36
271	Gardner Hall Residential	P					15		15	-	15
1077, 1078	Main Street	P					24		24	-	24
New	1-Family Small Lot	P	39				80	79	119	79	198
New	1-Family Large Lot	P	14						14	-	14
New	Townhouse/Rowhouse	P	83			302			83	302	385
New	Apartments	P	130		275		60	309	465	309	774
New	Oceanport Ave Apartments	P					30	30	30	30	60
Subtotal Mixed Income Residential Units			288	-	275	302	322	418	885	720	1,605
Total Residential Units by Municipality				288		577		740			
Total Mixed Income Square Footage			439,700	-	445,800	453,000	1,122,697	627,000	1,327,500	1,080,000	2,407,500
CIVIC											
206208	Barker Circle Oceanport Municipal Complex	P					76,776		76,776	-	76,776
275	Kaplan Hall Museum	P					7,432		7,432	-	7,432
501	Family Faith Day Center (former ACS Center)	P					2,832		2,832	-	2,832
502	Library	P					10,650		10,650	-	10,650
551	Armstrong Hall Education Building	P					13,595		13,595	-	13,595
702	Lane Hall Community Conference Center	P					12,100		12,100	-	12,100
814	Recreation Support Building	P					8,863		8,863	-	8,863
1206-1207	Eatontown Municipal Center Malette Hall	P			57,386				57,386	-	57,386
1215	Public Theater	P			18,883				18,883	-	18,883
2290	Child Development Center	P	19,600						19,600	-	19,600
2566	Recreation Center (former Teen Center)	P	19,636						19,636	-	19,636
2560, 282	Fire/Emergency Services Station	P	10,070				6,089		16,159	-	16,159
2569	Community Pool/Tennis Center(s)	P	1,000						1,000	-	1,000
2707, 2709, 2713	Fire & Police Training Academy	P	11,110						11,110	-	11,110
1230	University Recreation Bubble	P							-	-	-
B500	Chapel	P					16,372		16,372	-	16,372
B1075 PAHC	VA - Community Medical Center	P					60,000		60,000	-	60,000
New	Middle School (450 students, 16-acres)	P					145,000		145,000	-	145,000
New	Fort Monmouth Jitney Bus	P			200				200	-	200
New	Library	P	27,000						27,000	-	27,000
New	Monmouth County Homeless Shelter	P					15,000			-	
Total Civic			88,416	-	76,469	-	374,709	-	524,594	-	524,594
Total Residential Square Footage			439,700	-	445,800	453,000	1,122,697	627,000	1,327,500	1,080,000	2,407,500
Total Non-residential Square Footage			802,568	207,000	711,461	347,072	1,024,378	304,000	2,523,407	858,072	3,381,479
Grand Total			1,242,268	207,000	1,157,261	800,072	2,147,075	931,000	3,850,907	1,938,072	5,788,979

Non-Residential Building Reuse Index

Non-Residential Building Reuse Index

Bldg Number	Bldg name	Existing use	Proposed Use	GSF	Tinton Falls	Eatontown	Oceanport	Office	Lab/Data	Homeless	Retail	Educ.	Other
114	Fort Monmouth Physical Fitness Center	Fitness Center	Health Club	32,250			32,250				32,250		
173 - 174	Lab Testing, Administrative General Purpose	same	same	6,388			6,388	6,388					
206, 208	Barker Circle, Barnes Hall	Residential	Municipal Office	67,776			67,776						
209	Allison Hall (Originally Hospital)	Office	Office	36,665			36,665	36,665					
270	Lodge	Guest Housing	Homeless Accommodation	11,315			11,315			11,315			
271	Gardner Hall	Residential	same	20,007			20,007			20,007			
275	Kaplan Hall	Communications Museum	same	7,432			7,432						7,432
281	Administrative Offices	same	Professional office	2,544			2,544	2,544					
282	Firehouse	same	same	6,089			6,089						6,089
283	Squier Hall	Office, Auditorium	same	76,538			76,538	76,538					
286	Garrison Headquarters	Office	FEMA Headquarters	76,978			76,978	76,978					
291	Administrative General Purpose	same	Office	12,006			12,006		12,006				
295	Administrative General Purpose	same	Office	9,000			9,000	9,000					
450	Boat House	same	same	2,600			2,600						2,600
451	Main Post Office	same	same	5,013			5,013						5,013
500	Chapel	Chapel	Chapel	16,372			16,372						16,372
501	Counseling Center	same	same	2,832									2,832
502	Main Library	Library	Municipal Library	10,650			10,650						10,650
551	Armstrong Hall	Classrooms	BCC Classrooms	13,595			13,595					13,595	
562	Water Tower/utility Building	same	same	332			332						332
600	McAfee Center	Office & R&D	Office & R&D	97,000			97,000						
689	Fort Monmouth Bowling Center	Bowling Alley	Bowling Alley	17,599		17,599					17,599		
702	Lane Hall	Community & Conference Center	same	12,100			12,100						
700	Recruiting Center	Office	Office	unknown									
NA	Credit Union	Bank	Bank	unknown									
814	Recreation Support facility	same	same	8,863		8,863							8,863
1007	Commissary	Commissary	Retail, Community Center	53,700			53,700				53,700		
1150 - 1152	Vail Hall	Communications Center	same	36,483		36,483			36,483				
1206 - 1207	Mallette Hall	CECOM HQ, Auditorium	Eatontown Municipal Bldg	57,386		57,386							57,386
1208 - 1210	CECOM Labs	Ops, Office, Labs	Incubator Space	345,120		345,120		172,560	172,560				
1215	Theater	Auditorium	Theater	18,883		18,883							18,883
1230	Field House Athletic Bubble	Field house	same - relocated off Fort	20,629		20,629						20,629	
2000	Gibbs Hall	Officers Open Dining	Golf Clubhouse	37,125		37,125							37,125
2018	Golf Course Restaurant	Officers Open Dining	Restaurant	3,205		3,205					3,205		
2290	Child Development Center	daycare	same	19,600	19,600							19,600	
2502 - 2504, 2506,2507	Shops	Machine Shops	Fabrication Shops	42,752	42,752								42,752
2525	Administration Building	Office Space	same	86,719	86,719			86,719					
2539 - 2540	Lab Testing Buildings	R&D	same	15,756	15,756				15,756				
2560	Firehouse	same	same	10,070	10,070								10,070
2566	Youth Center	Teen Youth Center	Community Rec. Center	19,636	19,636							19,636	
2567	Gas Station	Gs Station	same	1,335	3,000						1,335		
2627	Gun Range/Fire Training Center	Training	same	11,110	11,110								11,110
2700	Myer Center	HQ/Labs	Data Center or State NOI	673,540	673,540			336,770	336,770				
2705	Network Systems Building	Labs, Testing	same	47,592	47,592				47,592				
2707	RD&E Labs	Labs, Testing	same	26,476	26,476				26,476				
Total Reuse Area excluding residential				2,079,061	956,251	545,293	579,182	816,168	635,637	31,322	108,089	73,460	237,509

Residential Building Reuse Index

Residential Building Reuse Index

Historic Housing Location	Building Number	Interim (I), Permanent (P)	Total Square Footage	Tinton Falls Square Footage	Eatontown Square Footage	Oceanport Square Footage	Tinton Falls Total Buildings	Total Units	Eatontown Total Buildings	Total Units	Oceanport Total Buildings	Total Units	Grand Total Buildings	Grand Total Units
Historic Housing														
Hemp Hill Housing	B2231-2240, 2260	P	40,700	40,700			11	22					11	22
Megill Housing	B2022-2030	P	33,300		33,300		9	18					9	18
Gosslin Housing	B234-258	P	126,288			126,288					25	45	25	45
Russell/Allen Avenue Housing	B211-319	P	282,496			282,496					19	32	19	32
Russell/Carty Avenue Apartments	B261-270, 328, 360	P	151,643			151,643					13	36	13	36
Barker Circle	B205, 207, 287	P	117,301			117,301					3	75	3	75
Gardner Hall Housing	B271	P	20,007			20,007					1	15	1	15
Non Historic Housing Location														
Main Street	B1077,1078	P	18,655			18,655					2	24	2	24
Total			790,390	40,700	33,300	716,390	20	40	-	-	63	227	83	267

Note: Square Footages exclude garages and out buildings

3.3 Existing Buildings & Facilities Review

As part of the planning process, the condition of buildings and facilities throughout Fort Monmouth was reviewed through data collection and on-site surveys. The facility survey involved a review of available existing data and a field survey of representative buildings located throughout Fort Monmouth, selected based on the following criteria:

- Permanency – Nothing originally built as a temporary structure was surveyed.
- Reuse Potential – Buildings assumed to have potential for reuse based on their existing use and condition were identified for survey.
- Size - Except for housing, only buildings over 10,000 sq. ft. were surveyed.
- Historical Significance – All eligible structures, or representative examples, were surveyed.
- Known interest in re-use – All structures for which there is a Notice of Interest (“NOI”) were surveyed.

Refer to Section 7.0 Historic Preservation Guidelines for additional information regarding reuse of existing buildings.

Based upon the review of existing conditions approximately 2,000,000 square feet of non-residential buildings and 800,000 square feet residential buildings are proposed for reuse. A summary matrix of residential and non-residential buildings is provided on page 3-10. The selection of facilities for reuse is subject to change pending completion of FMERPA’s NOI review and decision-making process.

3.4 Circulation Plan

As development of the Reuse Area progresses and anticipated growth in the surrounding communities occurs, the need for a clear and reliable transportation Plan would become increasingly important. In order to accommodate and manage this growth, significant improvements would be required. The first step in this process is the identification of both improvements to the existing roadway infrastructure and the management of transportation via improved linkages to transit facilities, thereby minimizing the demand placed on the road network.

This Circulation Element provides a framework for the transportation network improvements and is supplemented by a full report titled “Future Traffic Conditions and Analysis.” This report provides a detailed analysis of roadway capacities and service levels as well as suggests improvements to the infrastructure to make the system both financially feasible and operationally acceptable.

The Circulation Element identifies a circulation network for the movement within the entire Reuse Area. The circulation system includes the internal network of roadways, bus/jitney stops and routes, trails, and sidewalks as well as the external network of freeways, arterials, transit stops and routes, and bicycle and pedestrian routes. The Circulation Element and Land Use Element are interconnected in that the Land Use Plan could not function without proper circulation and handling capacity.

Site Access

The Fort is currently a secure installation; therefore, direct access into the site is only available through three designated gates, with the remaining interior roadways terminated at dead ends at the perimeter of the site. Enhanced mobility is a critical factor in the redevelopment and reuse of Fort Monmouth. The opening of the Reuse Area to public traffic, following Fort Monmouth’s closure in 2011, would provide an opportunity to greatly enhance east-west and north-south mobility throughout the communities. Under existing conditions, non-military vehicles must circumnavigate the secure site along State Routes 35 and 36, Hope Road, Tinton Avenue, Broad Street, Main Street, Oceanport Avenue, and Sycamore Avenue. During the A.M. and P.M. peak hours, key intersections throughout the area experience poor level of service resulting in travel delays. The reopening of the security gates to allow private vehicle travel throughout the Reuse Area provides an opportunity to enhance local and regional mobility.

Transportation Analysis

In order to enhance area mobility, support redevelopment and reuse of the site, and improve access to recreational facilities and open space, the Plan for on-Fort mobility must address the goals identified to the right.

Transportation Circulation Improvement Goals:

1. Open all security gates and remove all barricades to permit free access to the entire Reuse Area.
2. Open and extend adjacent neighborhood roadways into the Fort to provide mobility options to area residents.
3. Upgrade existing on-Fort roadways to meet State, County and or municipal regulations and standards as may be applicable, while maintaining the character of roadways within the Historic districts.
4. Supplement existing on-Fort roads with new east west and north-south connections through the Fort.
5. Provide for the inclusion of a jitney bus service loop linking all areas of the Fort to the Little Silver train station and to local bus service on Route 35.
6. Provide enhanced bus and jitney connectivity through the provision of safe and efficient intermodal stations and stops.
7. Provide alternative mobility strategies including multi-purpose trails, bikeways and an extensive pedestrian sidewalk system.
8. Improve off-Fort mobility through the improvement of key interchanges, intersections and roadways leading to Fort Monmouth.

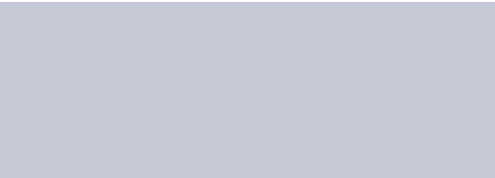
1. Open all security gates and remove all barricades to permit free access to the entire Reuse Area.

Today, primary access to the Main Post occurs at three gates: The main gate at Route 35 and Tinton Avenue in Eatontown, and two main gates located on Oceanport Avenue in Oceanport. A secondary gate (Nicodemus Gate) located on Broad Street in Eatontown provides limited access to military personnel only. Tertiary gates located along Main Street in Oceanport are closed to all traffic. The Charles Wood Area is accessed at primary gates located on Tinton Avenue and Hope Road. This Reuse Plan proposes all gates be opened to public traffic and interior roadways be extended outward into the communities following the closure of Fort Monmouth in 2011.

2. Open and extend neighborhood streets.

Vehicular mobility through the Oceanport and Eatontown Reuse Areas can be further enhanced through the extension of streets currently abutting and terminating at the perimeter of the Reuse Area. Specifically, the opening of roadways would occur along Broad Street in Eatontown and Main Street in Oceanport. Further traffic and engineering assessment of streets recommended to be extended would be required in the next stage of planning to confirm feasibility and assess neighborhood impacts.

Existing closed gates on Main Street should be reopened and aligned with neighborhood streets. Stephenson Avenue adjacent to the Patterson Army Health Clinic may be aligned with Whitehall Court. The Razor Avenue gate should be realigned with Wolf Hill Avenue thereby providing enhanced north-south access to Eatontown Boulevard and Route 36. Additional new roads extending Monmouth Park Place and Center Street warrant further study in the next phases of planning.



Similarly, access to the Tinton Falls and western Eatontown Reuse Areas may be enhanced through the addition of a limited number of new intersections along Hope Road and Tinton Avenue. The two existing gates on Hope Road (Laboratory Road and Corregidor Road) should be opened to afford access adjacent to the Youth Center and the Child Development Center, respectively. An additional entrance from Hope Road warrants evaluation at Hemp Hill Road. Assessments of traffic signal progression along Hope Road would be part of future site planning efforts.

Additional access points from Tinton Avenue must consider the roadway's scenic designation, the location of Monmouth Regional High School, and residential uses. Consideration of realigning Norman J. Field Way and Municipal Drive (Pearl Harbor Way) should be considered to address traffic flow and safety. The Bataan Avenue gate and the potential for the extension of Guam Lane to Tinton Avenue should be evaluated in the next phase of work.

3. Upgrade existing on-Fort roadways to meet State, County, and/or municipal regulations and standards.

The following Street Typology Diagram and Street Cross Sections illustrate the proposed system of existing and new roadways that would form the Reuse Area's street network to enhance vehicular mobility. Existing roads would require upgrading to New Jersey Department of Transportation (NJ DOT) standards for lane width, shoulders, curbs, drainage, and other criteria. All new roads would be constructed to the standards of the governing agencies and R.S.I.S.

The following summarize some of the recommended roadway improvements. As previously stated, the rationale for the recommended improvements is based on planning experience as well as the "Future Traffic Considerations and Analysis" report.

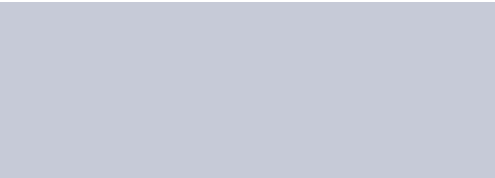


Avenue of Memories – extends from the existing main gate at Tinton Avenue and Route 35, through the Historic District to Oceanport Avenue. Enhancement of this corridor is the most important interior improvement that can be made to enhance east-west vehicular mobility. Avenue of Memories would be a four-lane undivided roadway extending to Wilson Avenue at the Historic District.

Avenue of Memories/Saltzman Avenue and Sherril Avenue – would form a one-way pair through the Historic District to preserve the historic width of streets and the mature allees of trees lining them. Avenue of Memories and Saltzman Avenue would provide two lanes of travel eastbound, while Sherril Avenue would provide two lanes of travel westbound.

Razor Drive/North Drive – are proposed to be realigned to provide north-south access between Route 35 in Eatontown and Main Street in Oceanport. The proposed alignment is anticipated to primarily be a two-lane configuration with center turning lanes provided at development clusters in the vicinity of the commissary, Green Industry Cluster, and Lifestyle Town Center. The intersection of Route 35 and North Avenue is anticipated to provide right-in/right-out movements only to expedite traffic flows.

Main Post Historic District's Existing Streets – are to be maintained in their current configuration and alignment unless safety issues are identified in further studies. To the greatest extent practical, the existing roadway network should be retained and upgraded to meet the circulation needs of the planned redevelopment, thereby taking advantage of existing roadway and utility infrastructure. Given the clustering approach to the redevelopment strategy, a number of roads would be abandoned and demolished. Most notable among these is the removal of Alexander Avenue, Nicodemus Avenue, and Malterer Avenue in the area of the existing



motor pool. Their removal would facilitate the creation of a large public park and recreation area, provide for the day lighting of the tributary to Oceanport Creek, and facilitate the establishment of wetland buffers to protect the water and habitat resources of the creek.

Additional improvements in the immediate vicinity of the Reuse Area, as identified in the full Transportation Report, include:

Route 36 and Hope Road - potential modifications include the separation of nearly all turning movements with the creation of new jughandles ramps on the east side of the intersection on State-owned lands, and the addition of a new off-ramp from the northbound Garden State Parkway (GSP).

Hope Road and Tinton Avenue- potential modifications include the reconfiguration of all intersection approaches to match the northbound Hope Road approach to Tinton Avenue, configured with two through lanes and one left-turn lane.

Route 35 and Tinton Avenue – in order to continue to serve as the main entrance to the area, as the gateway to the Reuse Area, additional roadway capacity is required. Potential modifications include three through lanes and exclusive left- and right-turn lanes on northbound Route 35; a double left-turn lane into the site, one through lane, and one shared through/right-turn lane on southbound Route 35. Exiting, potential modifications include a double left-turn, one through lane, and one right-turn lane into the site; and two through lanes and one left-turn lane on the eastbound Tinton Avenue approach.

Fort Monmouth Street Typologies and Sections

The Street Typology Map and Street Cross-Sections document the planning team's



recommendations for roadway improvements. The street sections are based in part on the character of existing internal streets and governing agency standards. The planning process included ground truthing of the site's roadways via measuring existing streets and photographically documenting existing conditions. Consideration of maintaining historic character, building to street relationships, and preserving significant street trees was given during the preparation of recommended street sections.

The physical location of streets and street types is illustrated in the Street Typology Map. Corresponding street sections identify the proposed right-of-way, pavement width, street use, parking, sidewalks, tree planting, bio-swale integration and other elements of the streets. All utilities should be placed underground or in rear alleys. Any proposed roadway improvements must maintain the integrity of the Fort Monmouth street typologies and corresponding sections.

Pedestrian Network

In addition to vehicular traffic, the proposed street network accommodates and promotes pedestrian circulation with extensive sidewalk coverage throughout the entire Reuse Area. The existing street system has a fragmented and incomplete network of sidewalks that would be addressed in the Final Plan. As redevelopment and infill takes place throughout the Reuse Area, existing sidewalk upgrades would be undertaken.

The Pedestrian Network Diagram illustrates the proposed integrated sidewalk system that links all components of the Reuse Plan. All street sections are recommended to be developed with sidewalks on both sides of the street to promote pedestrian mobility and contribute to community place-making. Minimum widths of sidewalks are recommended at 5 feet in Residential and Office/R&D clusters. Main Street or retail sidewalks are recommended at a minimum 15-foot width, with 20 feet preferred, to permit outdoor dining and display.

Multi-Purpose/Bicycle Routes

The provision of a comprehensive network of multi-purpose trails and bikeways throughout the Reuse Area is essential to creating a vibrant

live-work environment. The Recreation Plan illustrates the conceptual alignment of the trail and pedestrian systems. The multi-purpose trail system is intended to link all development clusters to the Blue-Greenway system of open spaces and to other centers of activity. Multi-purpose trails are recommended to be planned throughout the Blue-Greenway and provide two-way circulation throughout. Multi-purpose trails shall be a minimum of 10 feet wide, and striped and marked in accordance with prevailing standards.

A combination of bicycle routes, lanes within roadbeds (striping and marking), and paths separated from vehicular traffic designed to NJ DOT's Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines (April, 1996), New Jersey Bicycle Manual and Bicycle Plan ,and American Association of State Highway and Transportation Officials (AASHTO) standards is encouraged. To the greatest extent feasible, on-road bicycle dedicated Class 1 or 2 lanes and dedicated paths are to be employed to minimize vehicular conflicts. Bikeways are to have logical connections to surrounding neighborhoods, schools, and existing and proposed Monmouth County bikeways.

All multi-purpose and bicycle trails shall provide convenient and safe connection to public transportation systems (bus and jitney) to promote intermodal trips. Trailheads, intermodal transit stops, open spaces, and neighborhood clusters are to provide bicycle facilities including secure bicycle parking, trail maps, drinking fountains, and publicly accessible restrooms.

SIDEWALK IMPROVEMENTS

– handicapped- access ramps at all intersection approaches

– installation of tactile surfaces (ADA)

– provision of adequate widths for ADA

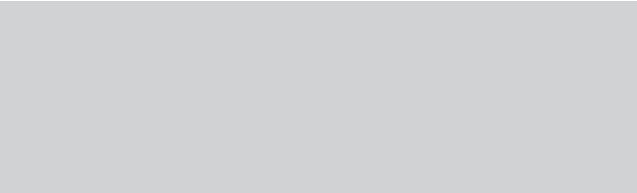


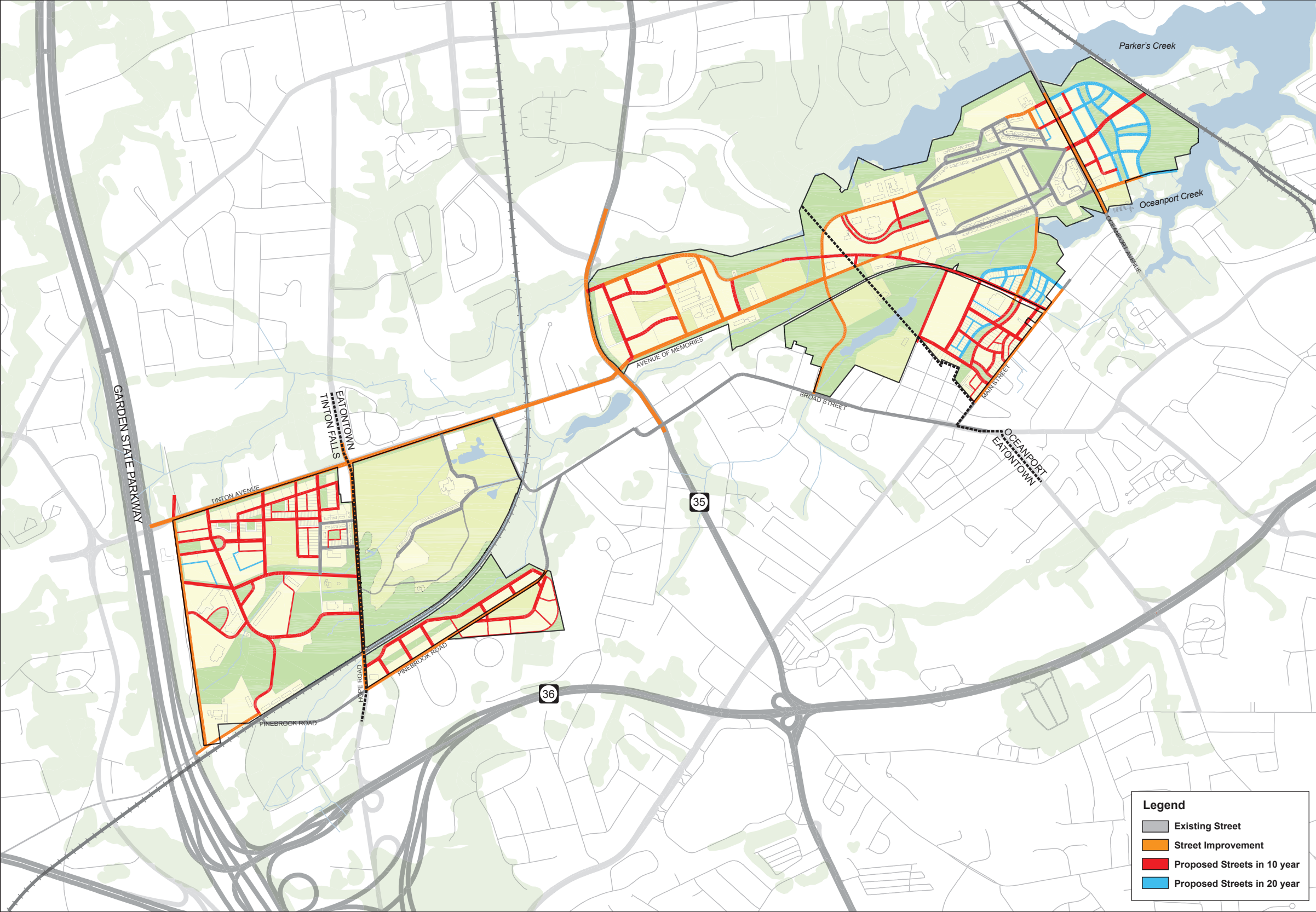
Transit Service

Transit service is a critical component of the Transportation Element as it reduces congestion on roadways, reduces the need for a costly and inefficient expansion of infrastructure, and contributes to the sustainability concept encouraged. Transit service options explored as part of this planning effort focused on rail, bus, and jitney services.

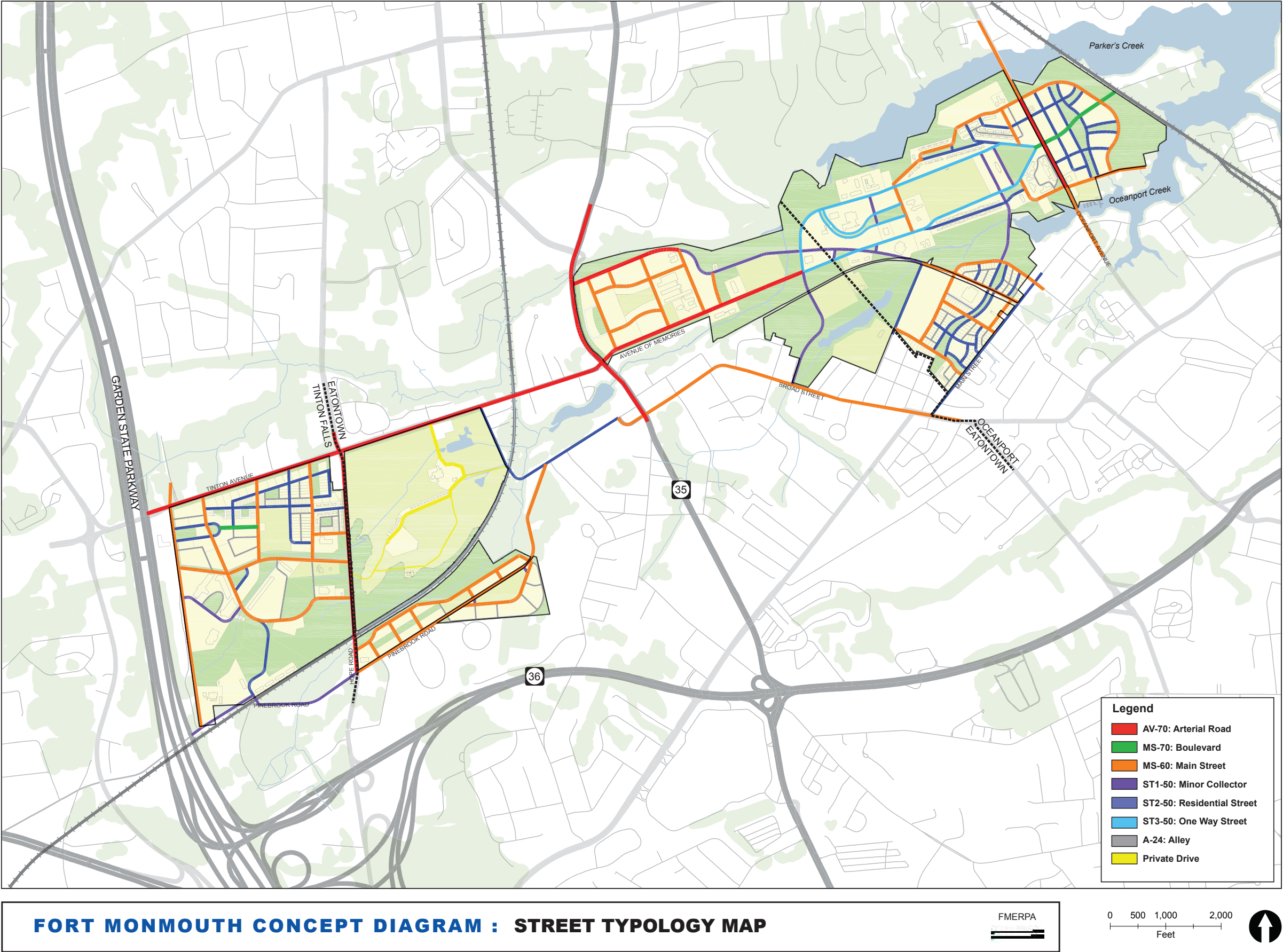
A jitney service is proposed for internal circulation, access to the external roadway network, connection to local bus service on Route 35 and regional rail service at the Little Silver Train Station. The jitney service proposed encircles the entire Reuse Area, accessing all three municipalities. The route has drop-off locations, with two key spots that provide connections to bus service, providing access to a larger regional transit network.

Extensive dialogue has taken place between FMERPA, the consulting team, and New Jersey Transit and State representatives with regard to the potential for the provision of rail stations to access the regions core urban areas. At this time no rail station improvements are planned for Fort Monmouth. Provision for their addition has been made through the reservation of land on or adjacent to the post along the New Jersey coast line in Oceanport and in the southwest corner of Tinton Falls.

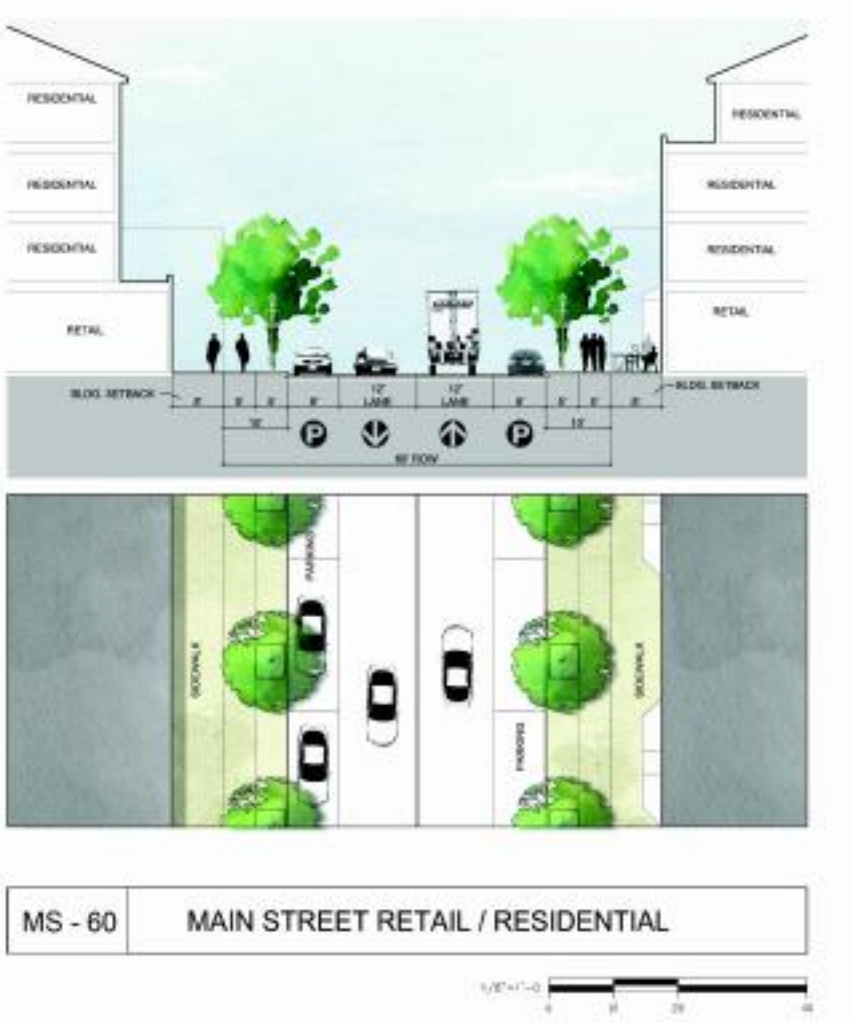
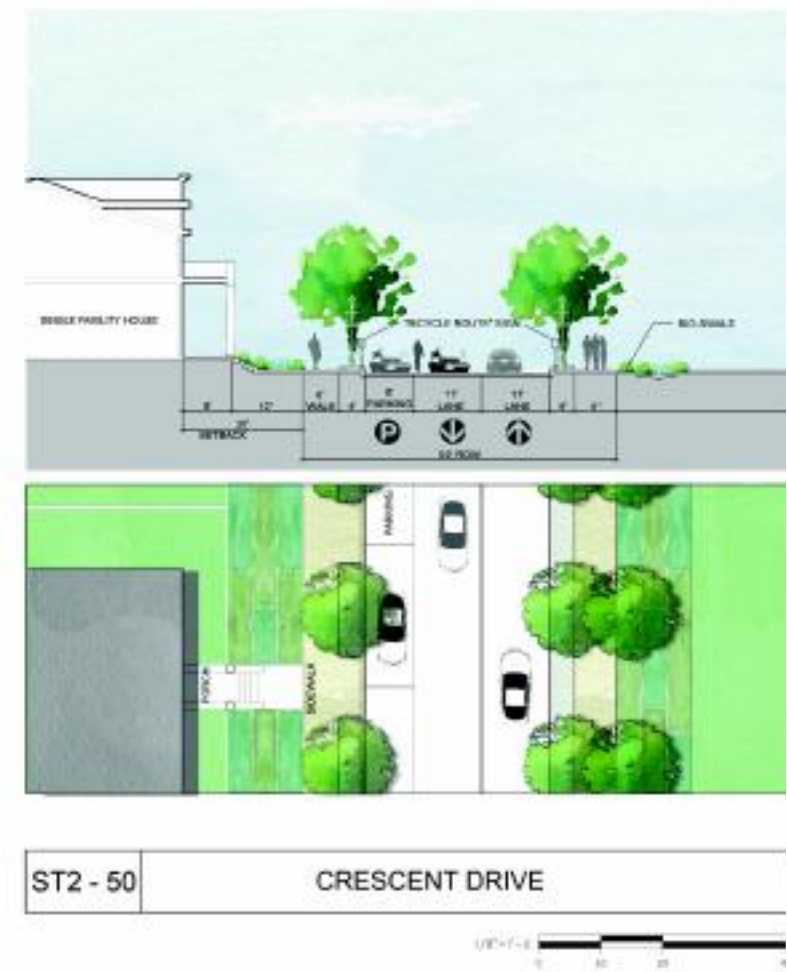
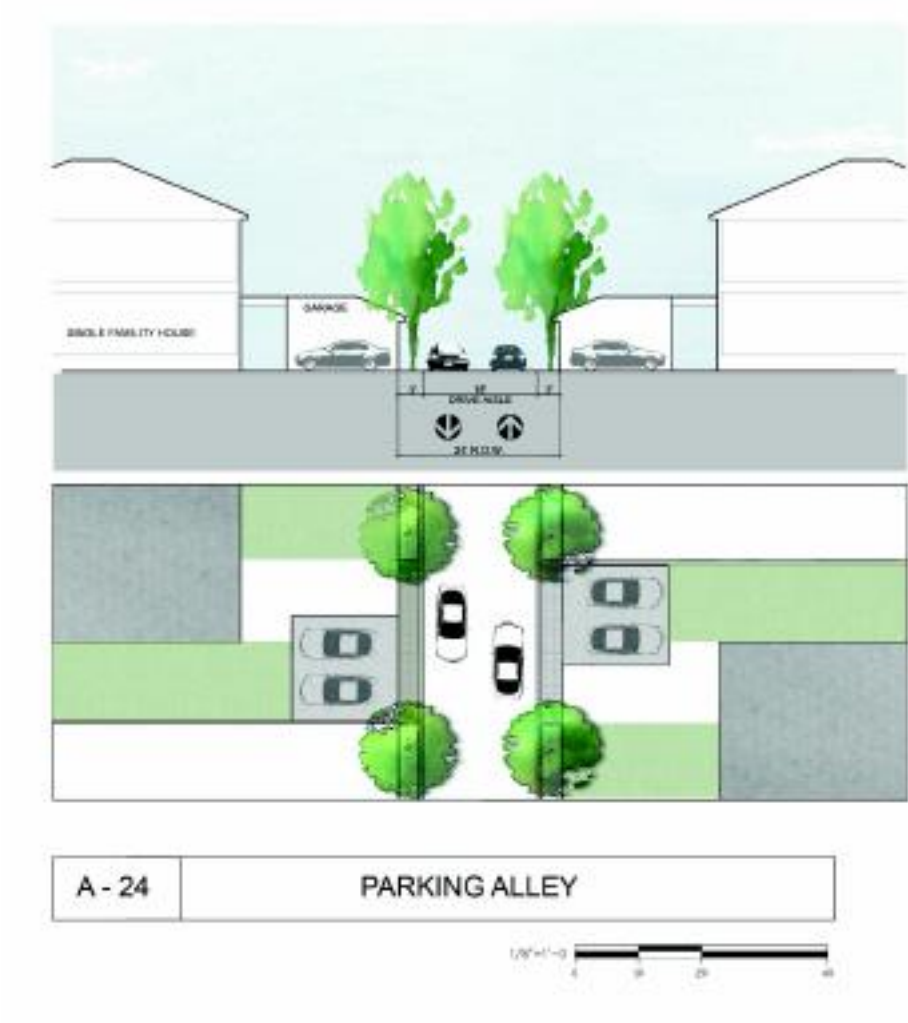




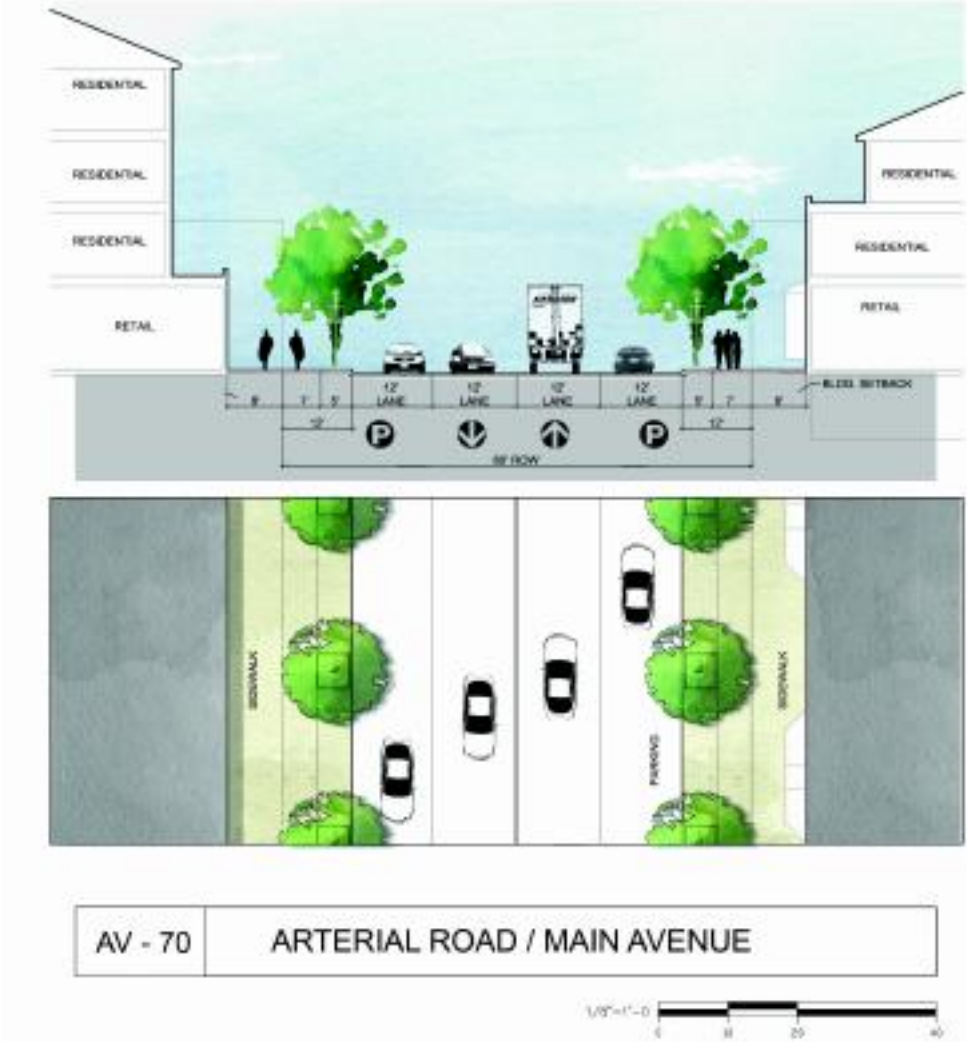
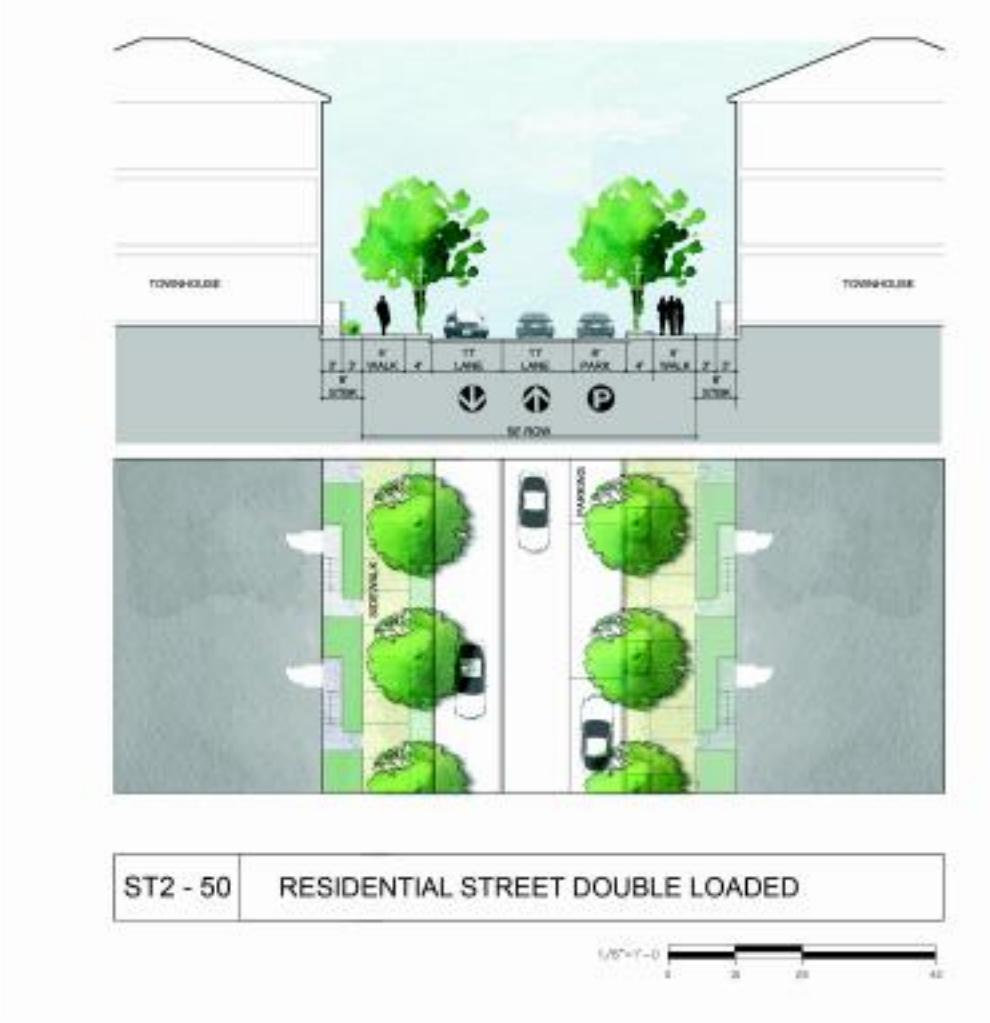
FORT MONMOUTH CONCEPT DIAGRAM : STREET PHASING PLAN



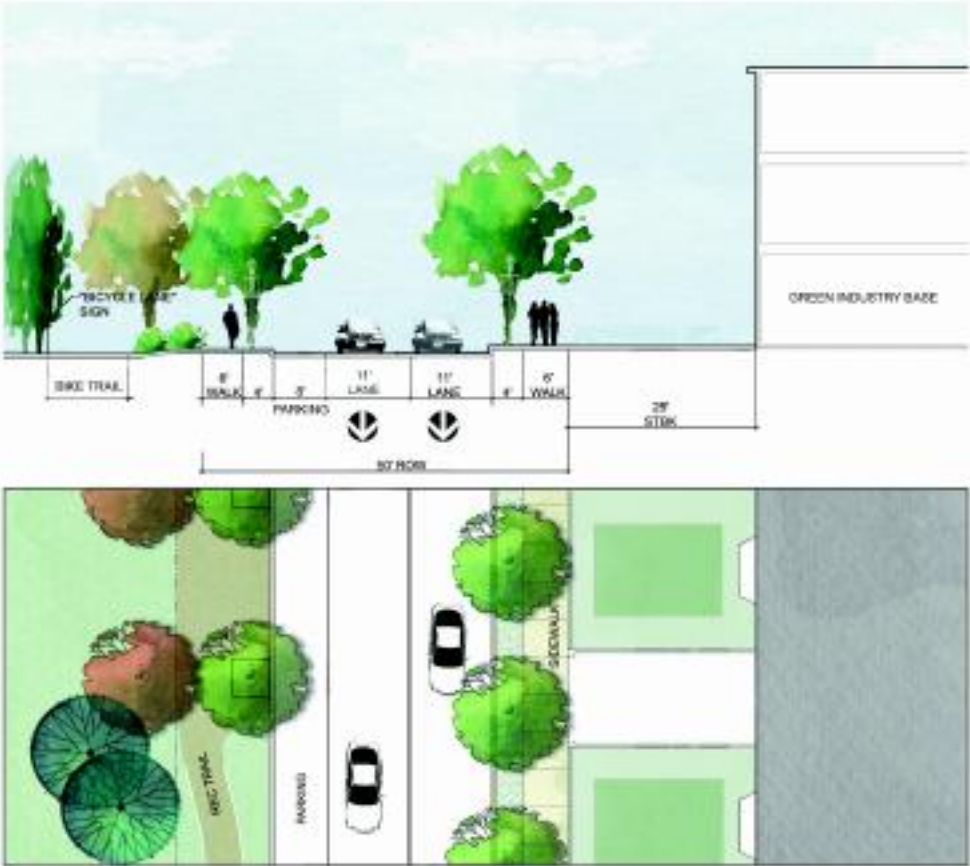
Street Typology Sections



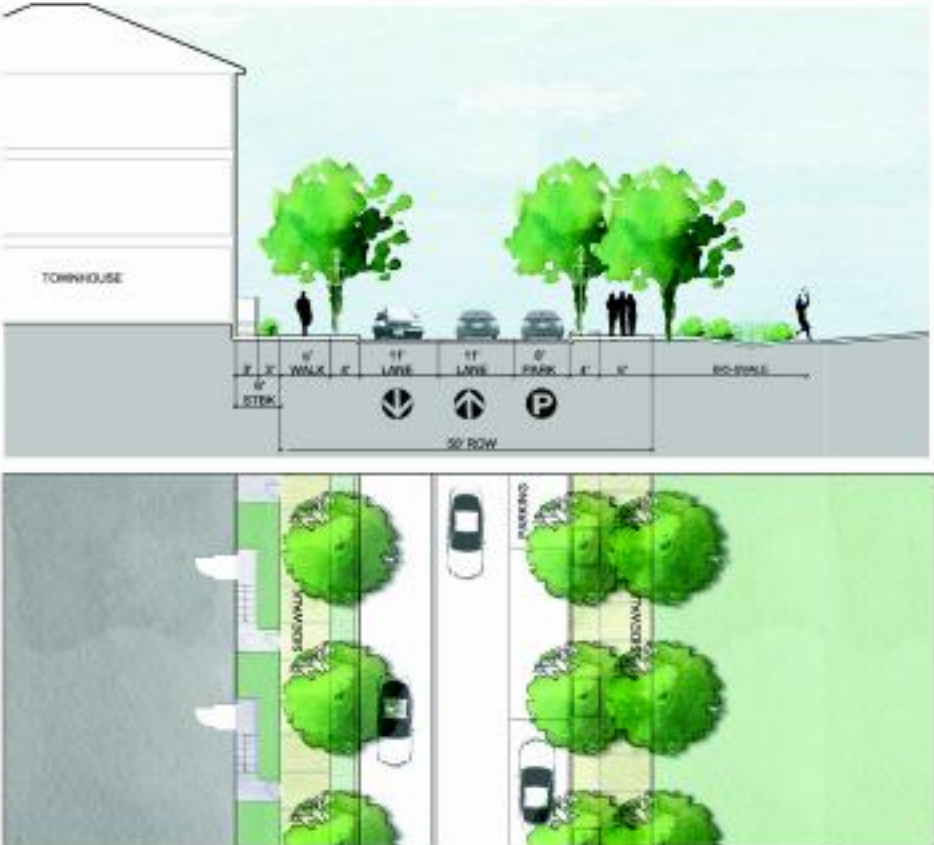
Street Typology Sections



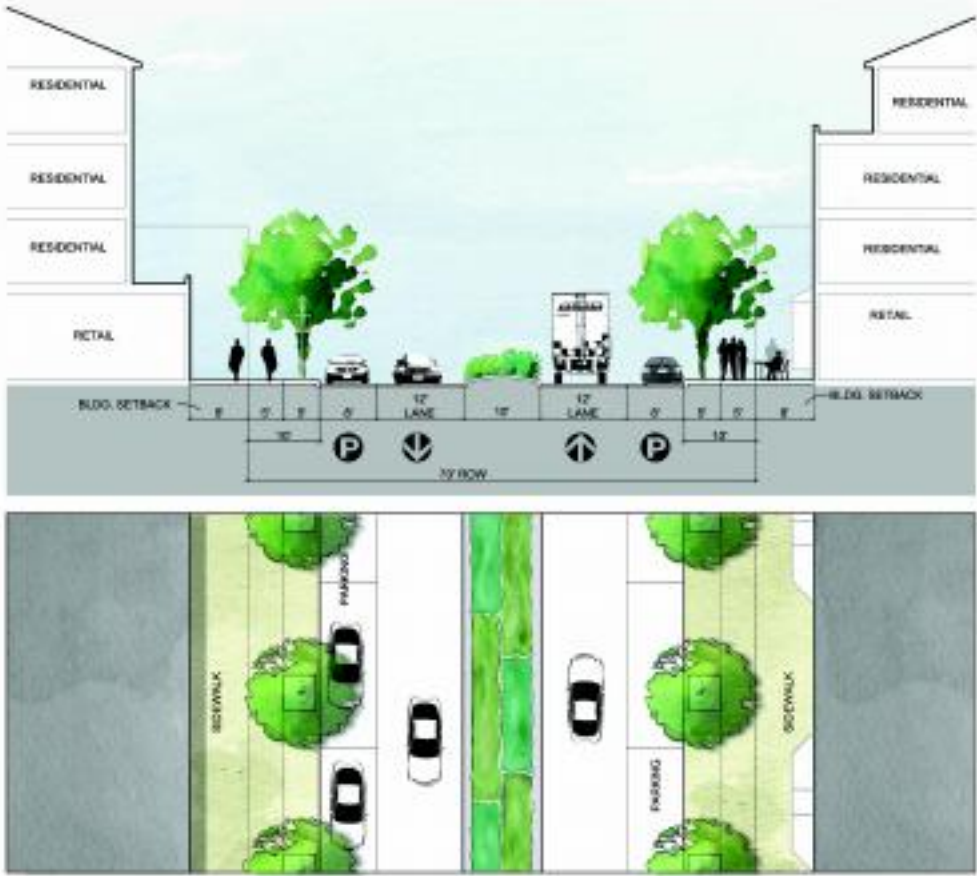
Street Typology Sections



ST3 - 50 ONE WAY STREET (WILSON AVE. / E. AVE OF MEMORIES

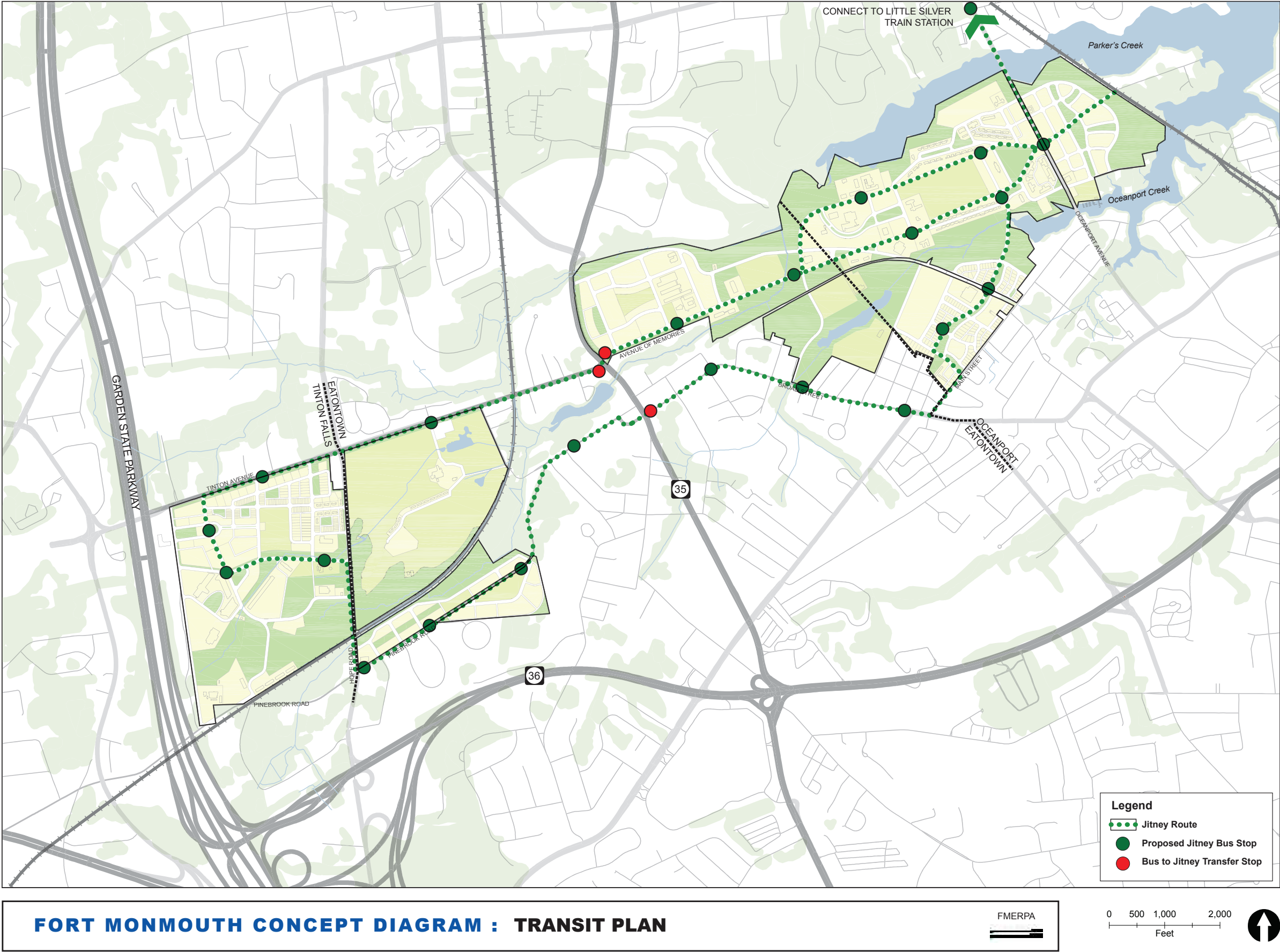


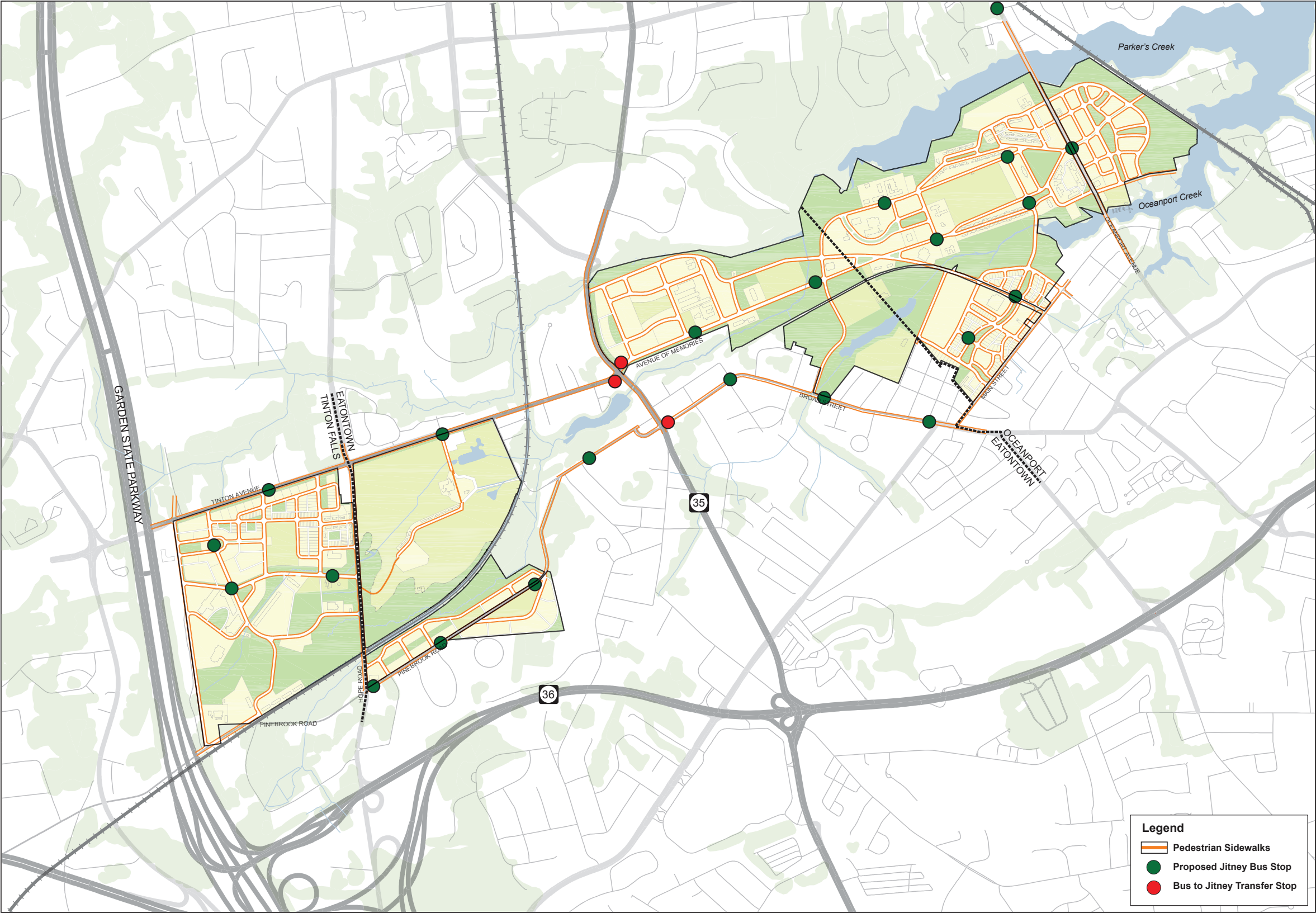
ST-50 PARK SOUTH STREET / VILLAGE GREEN



MS - 70 BOULEVARD RETAIL / RESIDENTIAL







FORT MONMOUTH CONCEPT DIAGRAM : PEDESTRIAN NETWORK PLAN

Legend

- Pedestrian Sidewalks
- Proposed Jitney Bus Stop
- Bus to Jitney Transfer Stop

0 500 1,000 2,000
Feet

